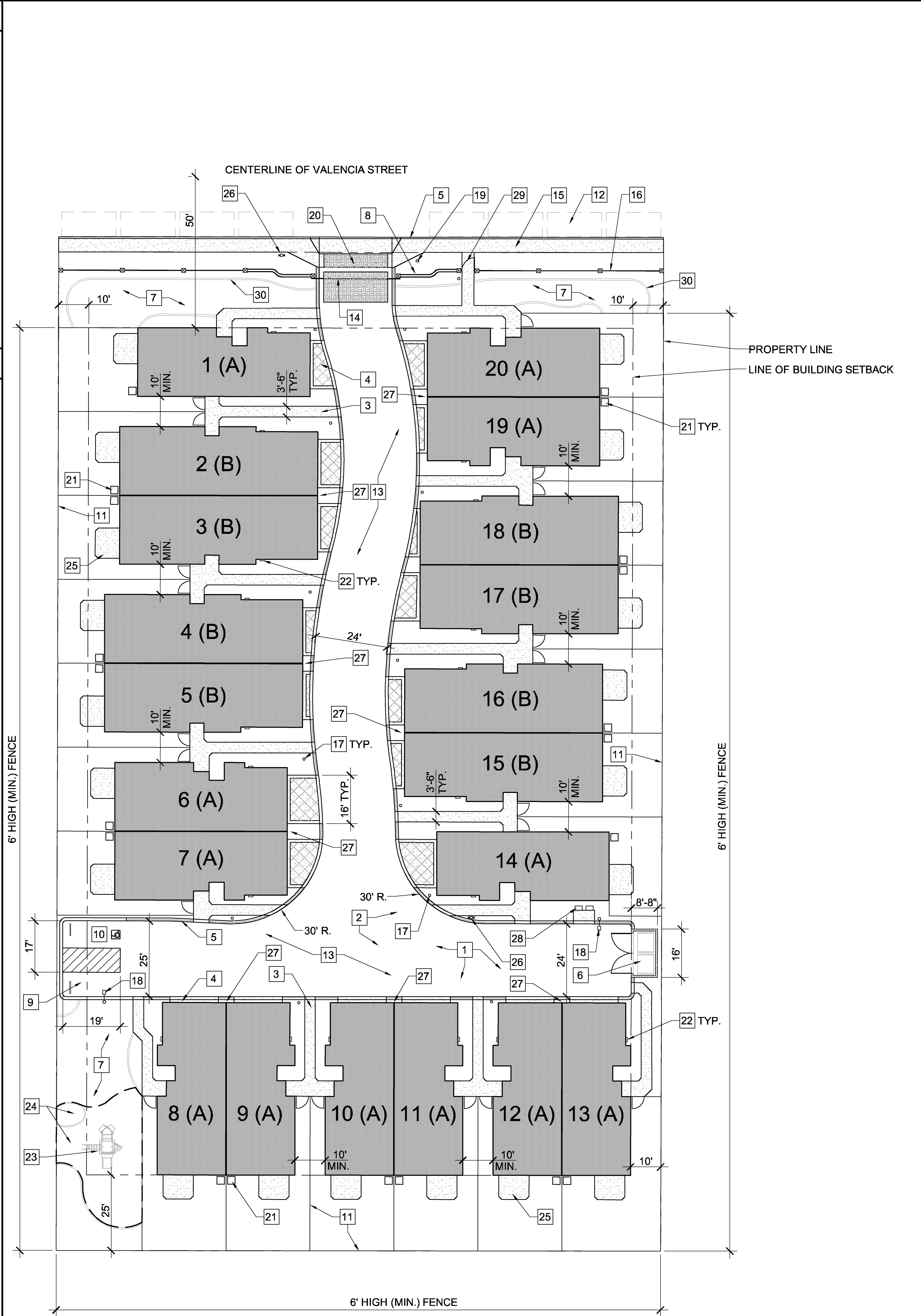


STATISTICAL SUMMARY	
TOTAL SITE AREA:	65,982 S.F.
TOTAL AREA COVERED BY BUILDINGS:	26,176 S.F.
TOTAL AREA COVERED BY PARKING/PAVING:	16,318 S.F.
TOTAL AREA COVERED BY LANDSCAPING:	23,488 S.F.
TOTAL NUMBER OF BUILDING UNITS:	20
DEVELOPMENT DENSITY (UNITS/ACRE):	13.2
ALLOWABLE DEVELOPMENT DENSITY (UNITS/ACRE):	14.5
TOTAL ENCLOSED BUILDING AREA:	45,460 S.F.
NUMBER OF OFF-STREET GUEST PARKING SPACES:	2
NUMBER OF ON-STREET GUEST PARKING SPACES:	7

OPEN SPACE SUMMARY	
GROUP USABLE OPEN SPACE (LAWN AREAS):	2,352 S.F.
CHILDREN'S PLAY AREA:	982 S.F.
PRIVATE USABLE OPEN SPACE:	
UNIT 1	838 S.F.
UNIT 2	706 S.F.
UNIT 3	683 S.F.
UNIT 4	572 S.F.
UNIT 5	574 S.F.
UNIT 6	653 S.F.
UNIT 7	660 S.F.
UNIT 8	824 S.F.
UNIT 9	824 S.F.
UNIT 10	824 S.F.
UNIT 11	824 S.F.
UNIT 12	824 S.F.
UNIT 13	1079 S.F.
UNIT 14	722 S.F.
UNIT 15	685 S.F.
UNIT 16	663 S.F.
UNIT 17	548 S.F.
UNIT 18	550 S.F.
UNIT 19	691 S.F.
UNIT 20	712 S.F.

ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF WITKIN DESIGN, INC. AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY, AND SHALL NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS.



KEYNOTES	
1	EXISTING BUILDINGS TO BE REMOVED TYP.
2	EXISTING TREES & BRUSH TO BE REMOVED TYP.
3	CONCRETE SIDEWALK. SEE
4	CONCRETE DRIVEWAY. SEE
5	CONCRETE CURB & GUTTER. SEE CIVIL DWGS.
6	TRASH & RECYCLING BIN ENCLOSURE W/ 6' HIGH BLOCK WALL
7	GROUP USABLE OPEN SPACE
8	ENTRY SIGN . SEE
9	GUEST PARKING SPACE 8'-6" x 18' TYPICAL
10	VAN ACCESSIBLE GUEST PARKING. SEE
11	6' HIGH FENCED MIN. BACKYARDS TYP.
12	ON-STREET PUBLIC & GUEST PARKING
13	A.C. PAVING. SEE CIVIL DWGS.
14	AUTOMATIC ENTRY GATE. SEE
15	5' WIDE CONCRETE SIDEWALK. SEE CIVIL DWGS.
16	WROUGHT-IRON FENCE
17	BOLLARD LIGHT FIXTURE
18	POLE LIGHT FIXTURE
19	LIGHT FIXTURE FOR ENTRY SIGN
20	STAINED AND STAMPED CONC. PAVING
21	CONC. PAD FOR A.C. COMPRESSOR
22	ELECTRIC METER
23	PLAY STRUCTURE BY HOA
24	CHILDREN'S PLAY AREA AND SANDBOX
25	CONCRETE PATIO. SEE
26	FIRE HYDRANT. SEE CIVIL DWGS.
27	LOCATION OF BUILDING-MOUNTED SIGN TO READ: "NO PARKING. FIRE LANE. VIOLATORS WILL BE TOWED".
28	COMMUNITY MAILBOXES
29	PEDESTRIAN GATE
30	CONCRETE MOW STRIP

GENERAL NOTES	
ENTIRE ACCESS ROADWAY SHALL BE STRIPED AND POSTED INDICATING "NO-PARKING-FIRE LANE".	

LEGEND	
ENTIRE ACCESS ROADWAY SHALL BE STRIPED AND POSTED INDICATING "NO-PARKING-FIRE LANE".	

GRAPHIC SCALE	
NORTH	
0 10' 40' 5' 20' SCALE: 1"=20'	

ARCHITECT:

**WITKIN DESIGN, INC.**

**witkin design**

Architecture planning  
environmental design

1930 S. COAST HWY SUITE 206  
OCEANSIDE, CA. 92054  
(760) 721-1625

**Valencia Square**

PROJECT:

**VALENCIA SQUARE**

8947-8949 & 8961-8963  
VALENCIA STREET  
SPRING VALLEY, CA 91977

REVISIONS:


SHEET TITLE:

**PROPOSED SITE PLAN**

NORTH ARROW: STAMP

ISSUE DATE:	6/29/06
DRAWN BY:	JAH
CHECKED BY:	MW

SHEET #

**A0.1**